



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
UNIT TITLE**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 47329  
**Land Registration District** South Auckland  
**Date Issued** 17 December 2002

**Prior References**  
SA65B/749

**Supplementary Record Sheet**  
69192

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**Estate** Stratum in Freehold  
**Legal Description** Unit 5 and Accessory Unit 5A Deposited  
Plan 312023

**Registered Owners**

Wayne Matthew Van Den Broek, Kimberly Jayne Van Den Broek and Spicers Rotorua Trustee Company Limited

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**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and  
on the relevant unit plan and supplementary record sheet**

12263093.3 Mortgage to ASB Bank Limited - 21.10.2021 at 4:26 pm

For and on behalf of D.C. Head Ltd

D.C. Head Registered Owners

Peripheral boundaries are adopted from DP582612.

Pursuant to Section 5(1) of the Unit Titles Act 1977, the boundaries of the units shown on this plan are hereby certified to be correct and in accordance with the provisions of the Resource Management Act 1991, that all of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council.

Dated this 12<sup>th</sup> day of November 2002

*Paul Jeffrey Andrews*  
Principal Administrative Officer

I hereby certify that this plan was approved by the Rotorua District Council pursuant to Section 223 of the Resource Management Act 1991, that all of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council.

*Paul Jeffrey Andrews*  
Principal Administrative Officer

Pursuant to Section 224(1) of the Resource Management Act 1991 I hereby certify that the Rotorua District Council has been satisfied that the proposed subdivision of the land shown on this plan into units is in accordance with the provisions of the Resource Management Act 1991, that all of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council.

Dated this 12<sup>th</sup> day of November 2002

*Paul Jeffrey Andrews*  
Principal Administrative Officer

Origin of Levels : RM20, S057334, RL284.48  
Maturiki Datum

Total Area

Comprised in CT S4658/749

I, PAUL JEFFREY ANDREWS being a person entitled to practise as a licensed cadastral surveyor certify that - which his defined parties are accurate, (a) the boundaries shown on this plan were surveyed in accordance with the provisions of the Resource Management Act 1991, and (b) this document is accurate, and has been created in accordance with that Act and those Rules.

15/11/02

Field Book P. Traverse Book P.  
Reference Plans DP582612

Examined Correct

Approved as to Survey *Paul Jeffrey Andrews* Approving Surveyor

Deposited this 17<sup>th</sup> day of December 2002

For Registrar-General of Land

File No. 18-11-02 DP312023  
Instructions

CT	Allocated	Appellation	Height Limits	
			Upper	Lower
47265	Unit 1	1.92	280.00	283.50
47265	Unit 2	1.92	280.00	283.50
47265	Unit 3	1.92	280.00	283.50
47265	Unit 4	1.92	280.00	283.50
47265	Unit 5	1.92	280.00	283.50
47265	Unit 6	1.92	280.00	283.50

Supplementary Record Sheet: 10,000

Address of Body Corporate: 96 PUKUATUA STREET, ROTORUA

PURPOSE	SHOWN	DOCUMENT
Right to take Water, Steam, and Gas	(F)(A)(B)(G)(H)	B.514561.6
SCHEDULE OF EASEMENT IN GROSS	(C)(D)(E)	B.514561.6

PURPOSE	SHOWN	SERV.	TMT	DOCUMENT
Sanitary Sewer	(C)(D)(E)	2	2	B.514561.5
Gas	(C)(D)(E)	2	2	DP-582612

Registered Valuer: Gary Ross Gillespie

I, Gary Ross Gillespie, Registered Valuer, hereby certify that I have assessed the Units shown on this plan in accordance with the Unit Titles Act 1977. Dated this 12<sup>th</sup> day of November 2002

*Gary Ross Gillespie*  
Registered Valuer

EXISTING APPURTENANT EASEMENT	CREATED BY
RIGHT TO TAKE WATER, STEAM, AND GAS.	B.514561.4

Class of Survey = 1

LT 312023 (Title Plan)

Diagram A - Not to Scale

SECTION A

SECTION B

UNITS ON LOT 2 DPS82612

LAND DISTRICT SOUTH AUCKLAND Survey Blk. & Dist. 1 TARAWERA Rcd Map No. NZMS 261 Sheet

TERRITORIAL AUTHORITY ROTORUA DISTRICT Surveyed by Canmap Hawley Ltd Scale 1:250 Date AUGUST 2002



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 1972**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**

**Identifier** **69192**  
**Land Registration District** **South Auckland**  
**Date Issued** 17 December 2002  
**Plan Number** DP 312023

**Subdivision of**  
 Lot 2 Deposited Plan South Auckland 82612

**Prior References**  
 SA65B/749

**Unit Titles Issued**

47325	47326	47327	47328
47329	47330		

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to Section 15 Rotorua Town Lands Act 1920.

Subject to Section 8 Coal Mines Amendment Act 1950

B514561.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - 26.11.1998 at 11.20 am

Subject to a right to take and convey water and to steam, minerals and gas rights over parts marked A, B, C, D, E, F, G and H on DP 312023 specified in Easement Certificate B514561.4 - 26.11.1998 at 11.20 am

Appurtenant hereto is a right to take and convey water, and steam, minerals and gas rights specified in Easement Certificate B514561.4 - 26.11.1998 at 11.20 am

The easements specified in Easement Certificate B514561.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage over parts marked E, F, G and H on DP 312023 in favour of The Rotorua District Council created by Transfer B514561.5 - 26.11.1998 at 11.20 am

The easements created by Transfer B514561.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to take, convey and discharge water and to steam, minerals and gas rights over parts marked A, B, C, D, E, F, G and H on DP 312023 created by Transfer B514561.6 - 26.11.1998 at 11.20 am

Some of the easements created by Transfer B514561.6 are subject to Section 243 (a) Resource Management Act 1991 (See DPS 82612)

Land Covenant in Transfer B558093.2 - 27.7.1999 at 12.41 pm

9719743.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 8.5.2014 at

8:55 am